

DOWNTOWN LA GRANGE COLLECTION

RUSH & DULY MEDICAL ANCHORED

ACROSS FROM METRA TRAIN STATION



500-522 W. BURLINGTON AVENUE
LA GRANGE, IL 60525

Marcus & Millichap
SHARKO | WEISENBECK | MENDOZA
GROUP

THE OFFERING

Investors are offered the opportunity to acquire a three-building collection which occupies a full city block in downtown La Grange, one of the most desirable western suburbs of Chicago. The current ownership has methodically assembled this portfolio over the last twenty years. Downtown La Grange Collection offers investors a variety of long-term options, which include holding for strong cash flow or re-developing the site in the future, given the substantial size of the combined parcels. The property features long-operating tenants—including Duly Health Care (since 2007), Corte Dental (since 1994), and several others with 10–20+ years of history—along with notable national tenants such as Rush Physical Therapy, Mathnasium, and Berkshire Hathaway HomeServices. The property offers outstanding transit access, sitting directly across from the high-traffic Stone Ave Metra Station and near the La Grange Amtrak Station. The site also benefits from excellent surrounding demand drivers, including Lyons Township High School (3,767 students) and a dense mix of local and national retailers. The trade area is extremely affluent and highly populated, with over 104,000 residents and 117,000 employees within three miles, as well as an average household income of \$181,947 within one mile.





\$6,730,000

LIST PRICE



8.00%

CAP RATE



\$196.33

PRICE / SF



\$538,402

NET OPERATING INCOME



NUMBER OF UNITS IN THE AREA

	1-Mile	3-Miles	5-Miles
Units in Structure	8,058	42,124	113,766
1 - Detached	71.5%	73.0%	66.6%
1 - Attached	2.1%	4.5%	4.6%
2	3.0%	3.2%	4.0%
3 to 4	3.3%	3.8%	5.4%
5 to 9	4.4%	4.9%	6.5%
10 to 19	4.1%	3.4%	3.7%
20 to 49	4.3%	2.5%	3.5%
50 or more	7.1%	3.1%	4.2%



Metra
BNSF Line Train Station
7,376,419 Annual Ridership

AMTRAK
Illinois Zephyr/Carl Sandburg Line Station
141,722 Annual Ridership

Downtown Chicago

SUBJECT PROPERTY

97 units

254 units

268 units

12 units

13 units

8 units

8 units

40 units

17 units

10 units

12 units

126 units

30 units

11 units

26 units

10 units

17 units

12 units

22 units

23 units



DOWNTOWN LA GRANGE COLLECTION

500-522 W BURLINGTON AVE, 1 S WAIOLA AVE, LA GRANGE, IL 60525



\$6,730,000

LIST PRICE



8.00%

CAP RATE



\$196.33

PRICE / SF



\$538,402

NOI

500 W BURLINGTON

NOI	\$153,467
GLA	7,586 SF
Year Built	1922
Total Lot Size	0.39 Acres
Parcel #	18-04-120-006-0000, 007, 008

512 W BURLINGTON

NOI	\$248,360
GLA	19,291 SF
Year Built	1920 1986
Total Lot Size	0.58 Acres
Parcel #	18-04-120-002-0000, 003, 004, 005

522 W BURLINGTON/ 1 S WAIOLA

NOI	\$136,574
GLA	7,402 SF
Year Built	1925
Total Lot Size	0.14 Acres
Parcel #	18-04-120-001-0000

FINANCIAL SUMMARY

PRICE	\$6,730,000
CAP RATE	8.00%
Price/ SF	\$196.33
Gross Leasable Area	34,279 SF
Current Rent	\$826,843
Total Reimbursements	\$30,018
Vacancy/Collection Allowance	(\$85,350)
Effective Gross Income	\$861,661
Expenses	\$323,259
NOI	\$538,402



CASH FLOW YR 1 - STARTING 4/1/2026

BASE RENT	CURRENT	PER SF
Occupied Space	\$826,843	\$26.34
Additional Rent - Parking	\$4,800	-
Available Space	\$85,350	\$29.52
Gross Potential Rent	\$916,993	\$26.75
Expense Reimbursements		
CAM	\$30,018	\$0.88
Total Expense Reimbursements	\$30,018	\$0.88
Gross Potential Income	\$947,011	\$27.63
Vacancy/Collection Allowance	(\$85,350)	(\$2.49)
Effective Gross Income	\$861,661	\$25.14
Expenses		
Real Estate Taxes	\$224,741	\$6.56
Insurance	\$19,182	\$0.56
CAM	\$53,486	\$1.56
Management Fee	\$25,850	\$0.75
Total Expenses	\$323,259	\$9.43
NET OPERATING INCOME	\$538,402	\$15.71

EXPENSE REIMBURSEMENTS

TENANT	CAM	PSF
Corte Dental	\$7,739	\$5.95
RUSH Physical Therapy	\$22,279	\$8.31
TOTAL	\$30,018	\$0.88

CAM BREAKDOWN

CAM	CURRENT	PER SF
Maintenance General	\$7,102	\$0.21
Maintenance Snow	\$1,505	\$0.04
Maintenance Lands	\$1,568	\$0.05
Cleaning	\$6,658	\$0.19
Repairs	\$5,483	\$0.16
Supplies	\$143	\$0.00
Utilities	\$27,399	\$0.80
Scavenger	\$3,628	\$0.11
TOTAL CAM	\$53,486	\$1.56



RENT ROLL

500-508 W BURLINGTON AVE, LA GRANGE, IL 60525

TENANT / SUITE #	SF Leased	% OF TOTAL SF	START	END	OCCUPANCY REMAINING (YRS)	RENT SCHEDULE						% OF TOTAL RENT	RENEWAL OPTIONS	LEASE TYPE & STRUCTURE
						PERIOD	CHANGES ON	MONTHLY RENT	ANNUAL RENT	RENT/ SF	INCREASE			
Centrifuge Brand Marketing, Inc. 500 W. Burlington Ave. Suite A & B T: Centrifuge	4,906	64.67%	12/1/2012	10/31/2029	3.5 Years	Base	Current	\$11,178	\$134,136	\$27.34	-	66%	2, 3-Year	Gross
						-	11/1/2026	\$11,569	\$138,831	\$28.30	4%			
						-	11/1/2027	\$11,974	\$143,690	\$29.29	3%			
						-	11/1/2028	\$12,393	\$148,719	\$30.31	3%			
					Option 1	11/1/2029	\$12,827	\$153,924	\$31.37	3%				

RUSH Physical Therapy 504 W. Burlington Ave. Suite C T: Select Physical Therapy Holdings	2,680	35.33%	12/28/2022	4/30/2030	4.0 Years	Base	Current	\$5,807	\$69,680	\$26.00	-	34%	3, 3-Year	Modified
						-	5/1/2027	\$5,923	\$71,074	\$26.52	2%			
						-	5/1/2028	\$6,041	\$72,495	\$27.05	2%			
						-	5/1/2028	\$6,162	\$73,945	\$27.59	2%			
						-	5/1/2029	\$6,285	\$75,424	\$28.14	2%			

Occupied	7,586	100%				\$206,163	\$27.18
Vacant	-	-				-	-
Total	7,586	100%				\$206,163	\$27.18

EXPENSE REIMBURSEMENTS

TENANT	TAXES	INSURANCE	CAM	MGMT FEE	ADMIN FEE	PSF	GROSS INCOME
RUSH Physical Therapy	-	-	\$22,279	-	-	\$8.31	\$22,279
TOTAL	-	-	\$22,279	-	-	\$2.94	\$22,279



RENT ROLL

512 W BURLINGTON AVE, LA GRANGE, IL 60525

TENANT / SUITE #	SF Leased	% OF TOTAL SF	START	END	OCCUPANCY REMAINING (YRS)	RENT SCHEDULE						% OF TOTAL RENT	RENEWAL OPTIONS	LEASE TYPE & STRUCTURE
						PERIOD	CHANGES ON	MONTHLY RENT	ANNUAL RENT	RENT/ SF	INCREASE			
Jon C. Peterson Suite 1A	128	0.66%	4/1/2022	3/31/2026	-	Base	Current	\$329	\$3,948	\$30.84	-	1%	None	Gross
						-	-	-	-	-	-			
Raddatz Suite 1 & 2	373	1.93%	11/15/2006	MTM	-	Base	Current	\$956	\$11,472	\$30.76	-	2%	None	Gross
						-	-	-	-	-	-			
Notes: Option to terminate, 60-day notice.														
Alison Thayer Suite 3	216	1.12%	6/1/2022	5/31/2026	0.1 Years	Base	Current	\$546	\$6,552	\$30.33	-	1%	None	Gross
						-	-	-	-	-	-			
AEM Insurance Suite 4 T: Lorraine Richards	229	1.19%	6/1/2020	5/31/2026	0.1 Years	Base	Current	\$625	\$7,500	\$32.75	-	1%	None	Gross
						-	-	-	-	-	-			
						-	-	-	-	-	-			
Old Mule Inc. Suite 5	170	0.88%	1/1/2022	12/31/2025	-	Base	Current	\$312	\$3,744	\$22.02	-	1%	None	Gross
						-	-	-	-	-	-			
Nichole King Suite 6	211	1.09%	12/1/2021	11/30/2025	-	Base	Current	\$381	\$4,572	\$21.67	-	1%	None	Gross
						-	-	-	-	-	-			
Proxit Suite 6A & 6B	915	4.74%	9/1/2023	8/31/2028	2.3 Years	Base	Current	\$1,888	\$22,656	\$24.76	-	4%	None	Gross
						-	-	-	-	-	-			
Janet Sylkatis & Linda Moore Suite 7	211	1.09%	9/1/2022	8/31/2025	-	Base	Current	\$387	\$4,644	\$22.01	-	1%	None	Gross
						-	-	-	-	-	-			

Continue on next page

RENT ROLL

512 W BURLINGTON AVE, LA GRANGE, IL 60525

TENANT / SUITE #	SF Leased	% OF TOTAL SF	START	END	OCCUPANCY REMAINING (YRS)	RENT SCHEDULE						% OF TOTAL RENT	RENEWAL OPTIONS	LEASE TYPE & STRUCTURE
						PERIOD	CHANGES ON	MONTHLY RENT	ANNUAL RENT	RENT/ SF	INCREASE			
Alison Thayer Suite 8	229	1.19%	6/1/2022	5/31/2026	0.1 Years	Base	Current	\$350	\$4,200	\$18.34	-	1%	None	Gross
						-	-	-	-	-	-			
Kristin Ginn Suite 9	277	1.44%	10/1/2024	9/30/2025	-	Base	Current	\$515	\$6,180	\$22.31	-	1%	None	Gross
						-	-	-	-	-	-			
Vacant Suite 10	110	0.57%	-	-	-	Base	Current	\$275	\$3,300	\$30.00	-	1%	None	Gross
						-	-	-	-	-	-			
Duly Health Care - Gros, MD Suite 100 & 101	4,466	23.15%	8/1/2007	7/31/2026	0.2 Years	Base	Current	\$12,901	\$154,815	\$34.67	-	29%	1, 6-month	Gross
						Option	8/1/2026	\$13,256	\$159,073	\$35.62	3%			
Devon Acou Suite 103	418	2.17%	4/1/2025	MTM	-	Base	Current	\$786	\$9,432	\$22.56	-	2%	None	Gross
						-	-	-	-	-	-			
LADSE Suite 104	1,225	6.35%	6/1/2022	5/31/2027	1.1 Years	Base	Current	\$2,530	\$30,360	\$24.78	-	6%	None	Gross
						-	6/1/2026	\$2,605	\$31,260	\$25.52	3%			
Neunfeldt Pav. Eye Suite 106	712	3.69%	7/1/2025	6/30/2025	-	Base	Current	\$2,150	\$25,800	\$36.24	-	5%	2, 2-Year	Gross
						-	7/1/2026	\$2,215	\$26,580	\$37.33	3%			
						Option 1	7/1/2027	\$2,215	\$26,580	\$37.33	0%			
						Option 2	7/1/2029	\$2,215	\$26,580	\$37.33	0%			

Notes: See rider for option to terminate.

Continue on next page

RENT ROLL

512 W BURLINGTON AVE, LA GRANGE, IL 60525

TENANT / SUITE #	SF Leased	% OF TOTAL SF	START	END	OCCUPANCY REMAINING (YRS)	RENT SCHEDULE						% OF TOTAL RENT	RENEWAL OPTIONS	LEASE TYPE & STRUCTURE
						PERIOD	CHANGES ON	MONTHLY RENT	ANNUAL RENT	RENT/ SF	INCREASE			
J. Hunter Services Suite 107	187	0.97%	11/10/2009	11/30/2025	-	Base	Current	\$474	\$5,688	\$30.42	-	1%	None	Gross
						-	-	-	-	-	-			
Notes: Option to terminate, 90-day notice.														
The Unified Group Suite 108	405	2.10%	5/1/2022	4/30/2026	-	Base	Current	\$730	\$8,760	\$21.63	-	2%	None	Gross
						-	-	-	-	-	-			
Chandraiah Suite 108A	173	0.90%	8/1/2010	4/30/2026	-	Base	Current	\$370	\$4,440	\$25.66	-	1%	None	Gross
						-	-	-	-	-	-			
Carla Thomas Suite 109	794	4.12%	9/1/2025	8/31/2027	1.3 Years	Base	Current	\$1,500	\$18,000	\$22.67	-	3%	2, 2-Year	Gross
						-	9/1/2026	\$1,553	\$18,636	\$23.47	4%			
						Option 1	9/1/2027	\$1,553	\$18,636	\$23.47	0%			
						Option 2	9/1/2029	\$1,553	\$18,636	\$23.47	0%			
Notes: Option to terminate, 4 month notice.														
Gerndt Suite 110	200	1.04%	4/15/2008	MTM	-	Base	Current	\$400	\$4,800	\$24.00	-	1%	None	Gross
						-	-	-	-	-	-			
Notes: Option to terminate, 30-day notice														
Vacant Suite 111	230	1.19%	-	-	-	Base	Current	\$460	\$5,520	\$24.00	-	1%	-	-
						-	-	-	-	-	-			
Spencer Suite 201 & 202	3,016	15.63%	6/1/2004	MTM	-	Base	Current	\$5,300	\$63,600	\$21.09	-	12%	None	Gross
						-	-	-	-	-	-			

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RENT ROLL

512 W BURLINGTON AVE, LA GRANGE, IL 60525

TENANT / SUITE #	SF Leased	% OF TOTAL SF	START	END	OCCUPANCY REMAINING (YRS)	RENT SCHEDULE						% OF TOTAL RENT	RENEWAL OPTIONS	LEASE TYPE & STRUCTURE
						PERIOD	CHANGES ON	MONTHLY RENT	ANNUAL RENT	RENT/ SF	INCREASE			
HM Escape Rooms Suite 203 & 204	1,845	9.56%	5/1/2017	11/30/2027	1.6 Years	Base	Current	\$3,726	\$44,712	\$24.23	-	8%	1, 2-Year	Gross
						Option 1	12/1/2027	\$3,726	\$44,712	\$24.23	0%			
Vacant Suite 207 & 208	1,385	7.18%	-	-	-	Base	Current	\$3,463	\$41,550	\$30.00	-	8%	-	-
						-	-	-	-	-	-			
Vacant Suite 209 & 210	1,166	6.04%	-	-	-	Base	Current	\$2,915	\$34,980	\$30.00	-	7%	-	-
						-	-	-	-	-	-			
Occupied	16,400	85%						\$447,774	\$27.30					
Vacant	2,891	15%						\$85,350	\$29.52					
Total	19,291	100%						\$533,124	\$27.64					



RENT ROLL

1 S WAIOLA & 522 W BURLINGTON AVE, LA GRANGE, IL 60525

TENANT / SUITE #	SF Leased	% OF TOTAL SF	START	END	OCCUPANCY REMAINING (YRS)	RENT SCHEDULE						% OF TOTAL RENT	RENEWAL OPTIONS	LEASE TYPE & STRUCTURE
						PERIOD	CHANGES ON	MONTHLY RENT	ANNUAL RENT	RENT/ SF	INCREASE			
Mathnasium Retail, 1 1/2 S. Waiola T: Mathnasium of LG	1,789	24.17%	12/1/2018	11/30/2029	3.6 Years	Base	Current	\$4,592	\$55,104	\$30.80	-	32%	None	Gross
						-	-	-	-	-	-			
Notes: Right to terminate 11/30/2027 with 150 days notice														
Kristina Sundermann Apt 2 Bd, 522 W Burlington 2W	1,189	16.06%	12/1/2018	10/31/2026	0.5 Years	Base	Current	\$1,541	\$18,492	\$15.55	-	11%	None	Gross
						-	-	-	-	-	-			
Liuda Pollick Apt, 522 W Burlington AVE 2E	654	8.84%	1/1/2011	6/30/2026	0.2 Years	Base	Current	\$791	\$9,492	\$14.51	-	6%	None	Gross
						-	-	-	-	-	-			
Corte Dental 3 S. Waiola Ave T: Robert Corte	1,300	17.56%	9/1/1994	8/31/2031	5.3 Years	Base	Current	\$1,521	\$18,252	\$14.04	-	11%	None	Modified
						-	9/1/2026	\$1,582	\$18,982	\$14.60	4%			
						-	9/1/2027	\$1,645	\$19,741	\$15.19	4%			
						-	9/1/2028	\$1,711	\$20,531	\$15.79	4%			
						-	9/1/2029	\$1,779	\$21,352	\$16.42	4%			
Notes: Option to terminate, 90 day notice														
Megan Straza 522 W Burlington Ave #NW	362	4.89%	8/1/2020	7/31/2026	0.2 Years	Base	Current	\$857	\$10,284	\$28.41	-	6%	None	Gross
						-	-	-	-	-	-			

Continue on next page

RENT ROLL

522 W BURLINGTON AVE, LA GRANGE, IL 60525

TENANT / SUITE #	SF Leased	% OF TOTAL SF	START	END	OCCUPANCY REMAINING (YRS)	RENT SCHEDULE						% OF TOTAL RENT	RENEWAL OPTIONS	LEASE TYPE & STRUCTURE
						PERIOD	CHANGES ON	MONTHLY RENT	ANNUAL RENT	RENT/ SF	INCREASE			
Berkshire Hathaway HomeServices 518 W. Burlington T: Jazz Realty Inc.	1,400	18.91%	3/1/2021	2/28/2026	-	Base	Current	\$3,714	\$44,570	\$31.84	-	26%	None	Gross
						-	-	-	-	-	-			

Lizzie Selle Studio 522 W Burlington 2NE	708	9.56%	11/1/2022	10/31/2025	-	Base	Current	\$1,352	\$16,224	\$22.92	-	9%	None	Gross
						-	-	-	-	-	-			

Occupied	7,402	100%						\$172,905	\$23.36
Vacant	-	-						-	-
Total	7,402	100%						\$172,905	\$23.36

EXPENSE REIMBURSEMENTS

TENANT	TAXES	INSURANCE	CAM	MGMT FEE	ADMIN FEE	PSF	GROSS INCOME
Corte Dental	-	-	\$7,739	-	-	\$5.95	\$7,739
TOTAL	-	-	\$7,739	-	-	\$1.05	\$7,739

3 BUILDING COLLECTION LOCATED IN DOWNTOWN LA GRANGE | ADD-VALUE OPPORTUNITY

- Two of the buildings are 100% occupied, while one building has 2,891 square feet of vacant space available for add-value leasing
- Long-operating history
 - › Centrifuge Brand Marketing, Inc. has been operating since 2012, Duly Health Care since 2007, Corte Dental 1994, Raddatz since 2006, J. Hunter Services since 2009, Chandraiah since 2010, Gerndt since 2008, Spencer since 2004 and Liuda Pollick since 2011
- Notable national tenants:
 - › Rush Physical Therapy has been operating since 2022 and has 3, 3-year renewal options as well as scheduled rental increases
 - › Duly Health Care has been operating since 2007 and has 1, 6-month renewal option with a rental increase during the option period
 - › Mathnasium and Berkshire Hathaway HomeServices have been operating since 2018 and 2021, respectively
- Rush Physical Therapy has a private parking lot in the back with 21 available spaces

ACROSS THE STREET FROM THE METRA TRAIN STATION

- Occupies an entire city block with nearly 300 feet of frontage along W Burlington Ave, which sees 1,900 vehicles per day
 - › Free 2-3 hour public parking available on W Burlington Ave right in front of the property
- Across the street from Stone Avenue Metra Train Station
 - › The BNSF line had 7,376,419 passengers in 2024, up 19.64% from 2023
 - › 12-hour metered parking is available in front of the station, with an additional commuter lot located to the left
- 0.4 miles from La Grange Road Amtrak Train Station
 - › The Illinois Zephyr / Carl Sandburg lines had 141,722 passengers in 2024

STRONG SURROUNDING DRIVERS

- 0.3 miles from Lyons Township High School, which serves 3,767 students
- Surrounded by an abundance of local shops and restaurants in downtown La Grange
- Notable national retailers in the area include Orangetheory, Corner Bakery, Pet Supplies Plus, Trader Joe's, Chipotle, Nothing Bundt Cakes, Walgreens, Crumbl, Club Pilates, Corepower Yoga, Starbucks, Ace Hardware, Cold Stone and more

EXTREMELY DENSE AND AFFLUENT TRADE AREA

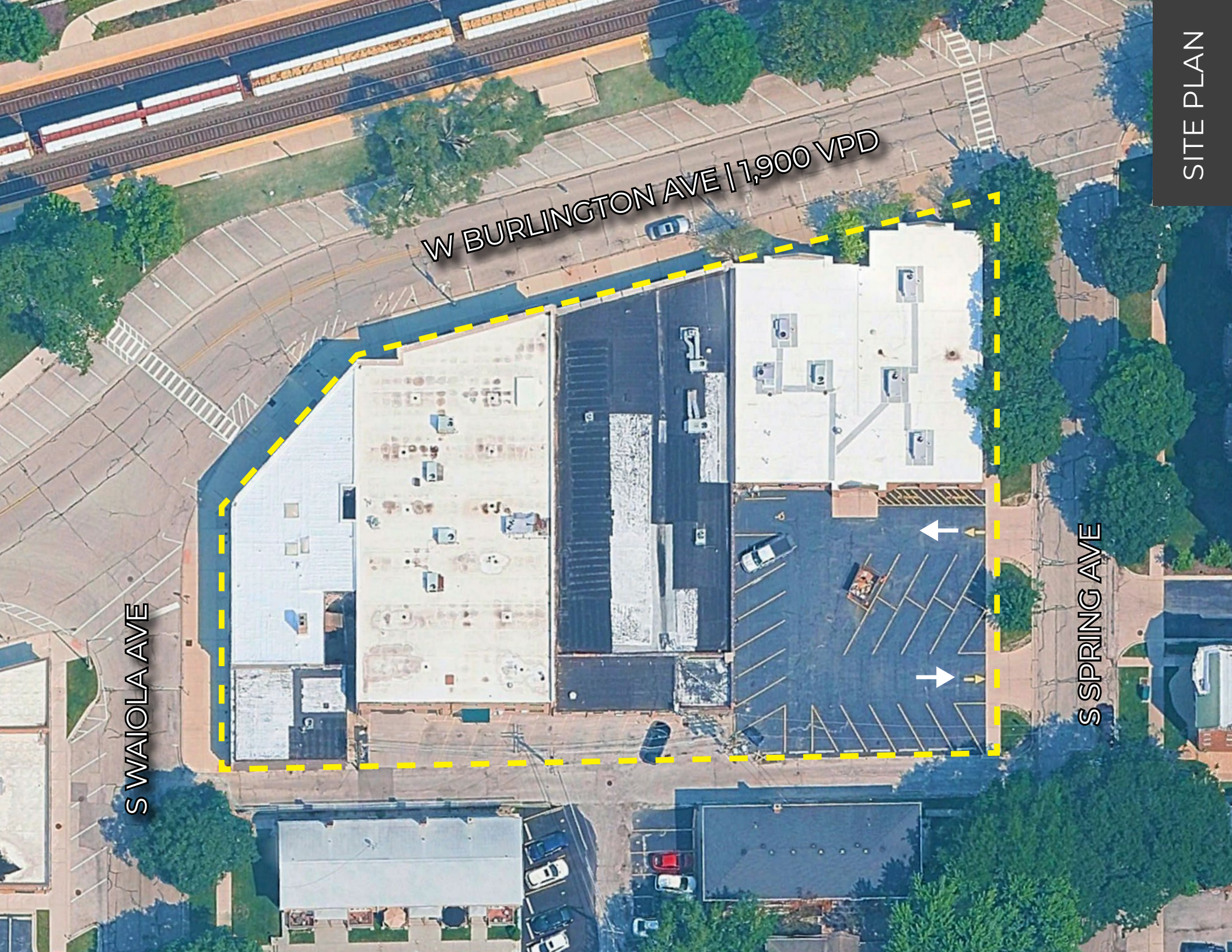
- 104,096 people live and 117,765 people work within a three-mile radius
- Average household income of \$181,947 within a mile radius
- Surrounded by an abundance of single and multi-family residential buildings
 - › Out of 8,058 residential units within a one-mile radius, 7.1% are in apartment buildings with 50 or more units

S WAIOLA AVE

W BURLINGTON AVE | 1,900 VPD

S SPRING AVE

SITE PLAN



duly

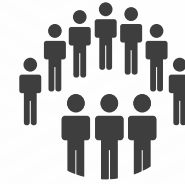
HEALTH AND CARE

[DULYHEALTHANDCARE.COM](https://www.dulyhealthandcare.com)

- » Largest independent, multi-specialty physician-directed medical group in the Midwest
- » More than 900 primary care and specialty physicians and 6,000 staff members
- » Operates over 150 locations
- » Conducts over 2.5 million patient visits annually, roughly 19,000 per day
- » Formally known as DuPage Medical Group founded in 1999 | Changed their name in 2021
- » Named one of the "Best Employers in Illinois" by Forbes (2023)



150+
Locations



Helps 2.5M
Patients Annually



Regional
Tenant



26 Years
Experience



RUSH

RUSHPT.COM

- » 1,900 outpatient physical-therapy centers with a wide range of physical therapy services
- » Locations across 39 states + District of Columbia
- » 7,000+ licensed therapists in the RUSH PT network
- » Broad service offering: physical & occupational therapy, hand therapy, sports medicine, workplace injury treatment / prevention, and other specialized rehab services
- » 375+ partnerships with universities, colleges, and community organizations



1,900+
Locations



National
Tenant



7,000+ licensed
therapists



MATHNASIUM

The Math Learning Center

MATHNASIUM.COM



- » American education brand and supplemental math learning facility
- » Over 1,100 locations worldwide
- » Located in 11 different countries
- » Provides instruction to students in pre-kindergarten through high school
- » Ranked #97 on the Entrepreneur Franchise 500 list for 2024
- » In 2024, Mathnasium awarded 184 new franchise agreements; 54 first-time franchisees and 21 established franchisees expanding
- » 24 new center openings in Canada in 2024 | 100 centers in Canada and 66% YOY growth
- » Featured in The Wall Street Journal, Los Angeles Business Journal, Fox News, Forbes, Chicago Tribune and Entrepreneur



1,100
Locations



Expanding
Tenant



Global
Tenant

**FRANCHISE
500®**

BY Entrepreneur

Ranked
#97





BERKSHIRE HATHAWAY HomeServices

BHHS.COM

- » Global real-estate brokerage network with 50,000+ real estate professionals worldwide
- » Berkshire Hathaway HomeServices is the real estate franchise network owned and operated by HomeServices of America, which is a subsidiary of Berkshire Hathaway
- » Part of HomeServices of America, the largest residential real estate brokerage in the U.S. by transaction volume
- » Operates nearly 1,600 offices across multiple continents and countries
- » In 2024, BHHS's global network represented roughly \$154.7 billion USD in real estate sales volume
- » Broad service offering beyond brokerage — often includes mortgage origination, title/escrow services, insurance, home warranties, relocation support and other home-related services



1,600 Offices



50,000 Agents



Global Tenant



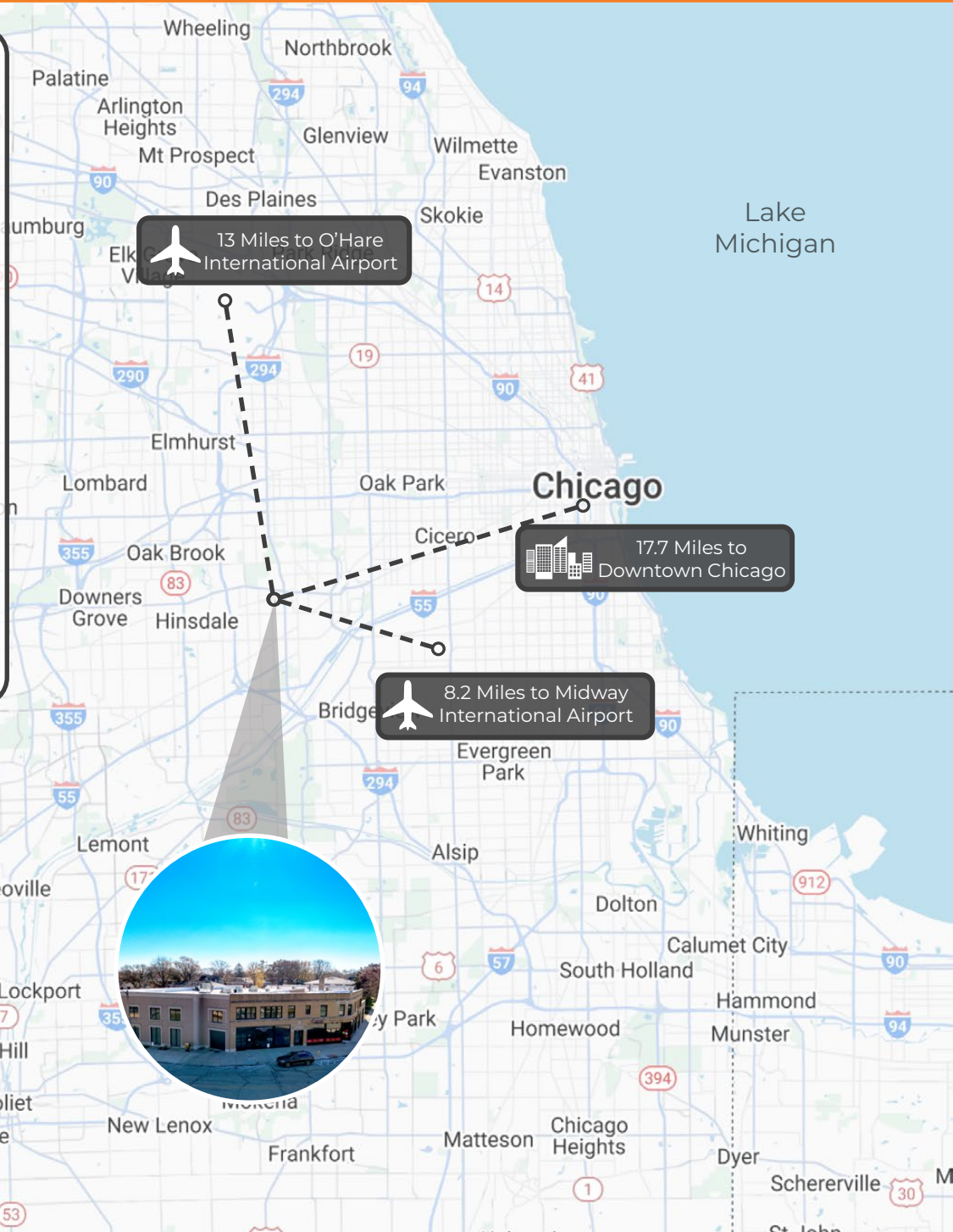
LOCATION OVERVIEW

DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2029 Projection	19,917	104,384	278,185
2024 Estimate	19,855	104,096	277,981
Growth 2024 - 2029	0.31%	0.28%	0.07%
2010 Census	19,726	104,064	279,655
2020 Census	20,442	107,215	287,955
Growth 2010 - 2020	3.63%	3.03%	2.97%

Daytime Population	1-Mile	3-Miles	5-Miles
2024 Population	22,571	117,765	355,767

Income	1-Mile	3-Miles	5-Miles
2029 Average HH Income	\$194,335	\$167,428	\$143,969
2024 Average HH Income	\$181,947	\$155,631	\$132,354



AERIAL



Park Jr. High School
(690 students)

Ogden Ave
21,500 VPD

Ogden Avenue School
(580 students)

N Brainerd Ave
5,350 VPD

Metra
BNSF Line Train Station
7,376,419 Annual
Ridership

AMTRAK
Illinois Zephyr/Carl Sandburg
Line Station
141,722 Annual Ridership

WING-STOP
Orangetheory FITNESS
corner ME Massage Envy
bakery JCLicht NOTHING bundt CAKES
PET SUPPLIES PLUS McDonalds
SportClips HAIRCUTS UNITED STATES POSTAL SERVICE
TRADER JOE'S CHIPOTLE MEXICAN GRILL crumbl
Walgreens

SUBJECT PROPERTY

W Burlington Ave
1,900 VPD

LITTLE GREEN APPLE
CLUB PILATES

La Grange Police
Department

corepower YOGA
noodles & COMPANY

La Grange
Village Clerk

Cossitt Avenue School
(465 students)

Lyons Township High
School North Campus
(3,767 students)

FNBC
BANK & TRUST

Q STARBUCKS EUROPEAN WAX CENTER FOREVER YOGURT
COLD STONE CREAMERY ACE Hardware red mango



LA GRANGE AND LA GRANGE PARK ARE TWO NEIGHBORING COMMUNITIES IN THE CHICAGO MSA

- Situated 14 miles west of downtown Chicago

EASILY ACCESSIBLE WITH MULTIPLE METRA STATIONS AND TWO INTERNATIONAL AIRPORTS NEARBY

- In close proximity to I-290, I-294, and I-55
- Two Metra train stations are in La Grange providing easy access to many suburbs and downtown Chicago
 - › The BNSF Line had 7.37 million passengers in 2024, up 19.64% from 2023
- Eight miles west of Midway International Airport and 16 miles south of O'Hare International Airport
 - › O'Hare is currently the #1 most connected airport in the United States

HISTORIC DOWNTOWN LA GRANGE

- Home to an abundance of specialty boutiques, coffee shops, and restaurants
 - › Unique and notable events include an Annual Pet Parade, Craft Show, Endless Summerfest, West End Art Festival, and Holiday Walk

RECENT DEVELOPMENTS | RETAIL AND MULTI-FAMILY

- 5,000 SF two-tenant retail space anchored by T-Mobile | 2024 construction
- Four-story mixed-use building with 4,000 SF of retail on the first floor and 31 residential units | 2024 construction
- The Arboretum Villas at Plymouth Place with 59 units | 2023 construction
- Aspired Living of La Grange with 117 units | 2022 construction

WITHIN MINUTES OF BROOKFIELD ZOO | NEARLY TWO MILLION VISITORS ANNUALLY

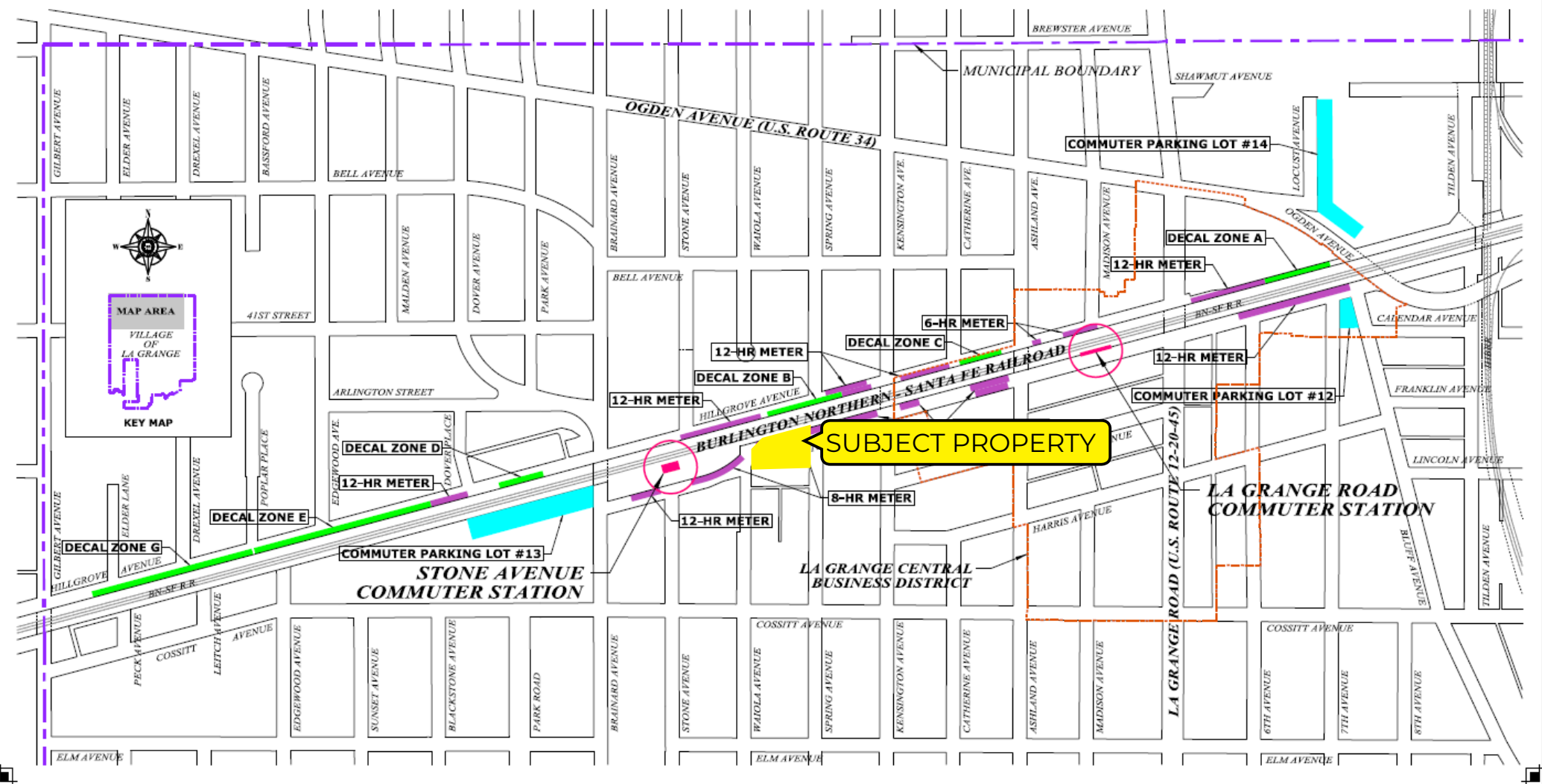
- Prominent attraction for locals and tourists
- Home to over 2,000 animals from 400 species
- Host of many events throughout the year

HOME TO UCHICAGO MEDICINE ADVENTHEALTH LA GRANGE HOSPITAL

- 196 beds, emergency care featuring a Level II Trauma Center, and multiple medical specialties
- Staff consists of award-winning teams, board-certified specialists and magnet recognized nurses

DOWNTOWN PARKING

Village of La Grange COMMUTER PARKING AREAS



THREE CHICAGO-AREA NEIGHBORHOODS RANK AMONG THE 2025 'BEST PLACES TO LIVE' IN THE UNITED STATES - ONLY 50 NEIGHBORHOODS MADE THE LIST

#1

U.S. Metro for corporate relocations for 12th Consecutive Year

30 Relocations
110 Expansions

255,967

Businesses in the Chicago metro area, the

4th

most in the U.S.

3rd

Largest supply in labor in the U.S.

On average, 4.76M people were employed throughout 2024 — the highest level seen since at least 1990

145,545

Graduates and secondary program finishers in the Chicago metro area in 2023

1.2B sqft

Chicago industrial real estate market, the largest in the United States

\$4.32B

Growth capital raised by Chicagoland startups in 2024

Chicago's economy is the **nation's third largest**. If Chicago were a nation, it would be the **world's 22nd largest economy** (Illinois is 19th). Chicago's GDP was \$886B in 2024.

Chicagoland area is growing, adding 70,762 people between 2023 and 2024 — **the ninth most among metro areas**. 9.46 million people live in the MSA (Census 2020).



O'Hare International Airport is the **10th Busiest Airport in the World & Most-connected airport in the U.S.** No. 2 spot globally for aircraft movements and No. 8 for passengers with more than 80 million passengers. \$295 billion in trade value flowed through O'Hare in 2024 (3rd largest port by value).

Plus, Chicago is home to **Midway International Airport** with 22 million passengers.



10
Interstate highways converge in the Chicago Metro Area

3rd in the nation
for total interstate miles

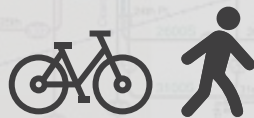


450M
Bus and Train Rides.

Chicago Transit Authority (CTA) Operates the **Nation's Largest Public Transportation System**



Chicago Union Station is the nation's **3rd busiest station** overall, and it is Amtrak's 4th busiest



Chicago's MSA is generally considered a highly walkable region. Chicago itself has a Walk Score of 77, placing it **among the most walkable cities in the U.S.**

Chicago recorded a record-breaking 11 million bike and scooter trips in 2024. The city has 303 miles of bike lanes and 19 miles of lakefront bicycle paths.

FORTUNE 500 COMPANIES PER 1 MILLION PEOPLE

MSA	RANK
Minneapolis-St. Paul-Bloomington, MN-WI	1
San Francisco-Oakland-Hayward, CA	2
Pittsburgh, PA	3
Chicago-Naperville-Elgin, IL-IN-WI	4
Denver-Aurora-Lakewood, CO	5
Houston-The Woodlands-Sugar Land, TX	6
New York-Newark-Jersey City, NY-NJ-PA	7
Cincinnati, OH-KY-IN	8

PER CAPITA PERSONAL INCOME

MSA	INCOME	RANK
San Francisco-Oakland-Berkeley, CA	\$111,050	1
Boston-Cambridge-Newton, MA-NH	\$85,724	2
New York-Newark-Jersey City, NY-NJ-PA	\$82,322	3
Seattle-Tacoma-Bellevue, WA	\$80,420	4
Washington-Arlington-Alexandria, DC-VA-MD-WV	\$76,771	5
Denver-Aurora-Lakewood, CO	\$69,822	6
Los Angeles-Long Beach-Anaheim, CA	\$69,805	7
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	\$69,705	8
Chicago-Naperville-Elgin, IL-IN-WI	\$67,671	9
Minneapolis-St. Paul-Bloomington, MN-WI	\$67,214	10
Baltimore-Columbia-Towson, MD	\$66,695	11
San Diego-Chula Vista-Carlsbad, CA	\$66,266	12
Austin-Round Rock-Georgetown, TX	\$64,913	13

COST OF LIVING INDEX

CITY	INDEX	RANK
St. Louis MO-IL	85	1
San Antonio TX	89.3	2
Cedar Park TX	90.5	4
Houston TX	91.7	5
Conroe TX	93.6	6
Salisbury NC	94.9	7
Denver CO	110	26
Plano TX	112.3	27
Middlesex-Monmouth NJ	114.2	28
Morristown NJ	114.6	29
Sacramento CA	118.2	30
Bergen-Passaic NJ	119.9	31
Miami-Dade County FL	120.4	32
Chicago IL	126.4	33
Portland OR	127.4	34
Alexandria VA	143.5	35
San Diego CA	144.7	36
New York (Queens) NY	145.5	37
Arlington VA	147.1	38
Seattle WA	150.7	39
Boston MA	150.8	40
Los Angeles-Long Beach CA	151.9	41
Washington DC	158.8	42
New York (Brooklyn) NY	174.9	43
San Francisco CA	184.2	44
New York (Manhattan) NY	237.8	45

Economic Strength & Business Climate

#19 in the World

Largest Economy
— If Illinois were a country

#2 in the Nation

Corporate Investments
664 business expansions or relocations in 2024

#4 in the Nation

Access to Capital
— Up from #6 in 2023

#6 in the Nation

Tech & Innovation
— Up from #14 in 2023

Infrastructure & Transportation

#1 in the Midwest

Transportation & Warehousing Infrastructure

#4 in the Nation

Transportation & Warehousing Infrastructure

Workforce & Population

#3 in the Nation

Population Size

#1 in the Midwest

Workforce Development

Home to over
30 Fortune 500
Companies

As well as, 2,000+ international industry
leaders, 1,900 major corporate headquarters
and 1.2 million small businesses.



WHY ILLINOIS

5th Highest GDP in the Nation (2024)

\$1.1 Trillion Economy

Data was released from the Bureau of Economic Analysis at the U.S. Department of Commerce showing Illinois now produces over \$1 trillion in annualized economic activity; the fifth highest GDP in the nation.



A recent study found the total economic impact of manufacturing in Illinois is estimated to be between \$580 billion and \$611 billion every year – the largest share of any industry to the state's Gross Domestic Product.

World-Class Education

Including Some Ranked Among the Highest Rated in the World

254 Higher Education Institutions Statewide | 148 Schools are Within a 25-Mile Radius of Chicago
Northwestern University #6, University of Chicago #11, University of Illinois #33 for Top National Universities by U.S. News (2025)

Illinois 2024 Economic Development Milestones



RECORD-BREAKING INVESTMENTS & JOB GROWTH

- EDGE & REV incentivized investments surged by \$2 billion, reaching nearly \$5 billion since 2023. New jobs quadrupled, from 3,000 to 12,800, including 4,100 directly from these programs.
- State incentive programs doubled corporate investments from \$6.3 billion in 2023 to \$12.5 billion in 2024.
- Clean energy investments doubled from \$2 billion to \$4 billion, with growth in key sectors such as quantum computing, tourism, and exports.



MAJOR BUSINESS EXPANSIONS & MANUFACTURING GROWTH

- Rivian (\$1.5B) and Avina Clean Hydrogen (\$820M) invested in EV and sustainable aviation fuel production.
- Wiegel Tool Works, Crysalis Biosciences, Ymer Technology, and Bedrock Materials expanded operations in Illinois.
- Wieland Rolled Products (\$500M) and Voortman Steel Machinery strengthened Illinois' advanced manufacturing sector.
- PsiQuantum's MICRO Act partnership will create a \$20B quantum computing hub in Chicago.



TOURISM & EXPORT RECORDS

- Illinois had record-breaking export sales of \$78.7 billion in 2023, ranking #1 in the Midwest & #5 in the U.S..
- FY24 hotel tax revenue reached \$321.5 million, exceeding the previous record of \$308 million in FY23.
- Illinois welcomed 112 million visitors in 2023, generating \$47 billion in spending—a \$3 billion increase from 2022.
- International tourism surged 39%, with 2.16 million visitors spending \$2.7 billion in 2023, a 47% increase from the previous year.



TECH, INNOVATION, & QUANTUM ADVANCEMENTS

- Illinois designated as home to two of 31 federal Tech Hubs and one of 21 Recompete Pilot Program finalists.
- iFAB Regional Tech Hub (Decatur & Champaign) is one of 12 federally funded tech hubs.
- The Bloch Quantum Tech Hub expected to generate \$60 billion in economic impact.
- Current (Chicago-area water innovation hub) received up to \$160 million in NSF funding for Great Lakes ReNEW Innovation Engine.

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

DISCLOSURE AND CONSENT TO DUAL AGENCY

The undersigned Broker may undertake a dual representation (represent both the seller and the buyer) for the sale of property. The undersigned Buyer and Seller acknowledge they were informed of the possibility of this type of representation. Before signing this document, please read the following:

Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon Broker's advice and the client's respective interests may be adverse to each other. Broker will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. You acknowledge that Broker has explained the implications of dual representation, including the risks involved, and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in this transaction.

WHAT A BROKER CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

- 1) Treat all clients honestly
- 2) Provide information about the property to the buyer.
- 3) Disclose all latent material defects in the property that are known to the Broker.
- 4) Disclose financial qualification of the buyer to the seller.
- 5) Explain real estate terms.
- 6) Help the buyer to arrange for property inspections.
- 7) Explain closing costs and procedures.
- 8) Help the buyer compare financing alternatives.
- 9) Provide information about comparable properties that have sold so both clients may make educated decisions on what price to accept or offer.

WHAT A BROKER CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

- 1) Confidential information that Broker may know about a client, without that client's permission.
- 2) The price the seller will take other than the listing price without permission of the seller.
- 3) The price the buyer is willing to pay without permission of the buyer.
- 4) A recommended or suggested price the buyer should offer.
- 5) A recommended or suggested price the seller should counter with or accept

If either client is uncomfortable with this disclosure and dual representation, please let Broker know. You are not required to sign this document unless you want to allow Broker to proceed as a Dual Broker in this transaction.

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to Broker action as a Dual Broker (that is, to represent BOTH the seller and the buyer) should that become necessary.

SELLER: _____ DATE _____

BUYER: _____ DATE: _____

BROKER: Marcus & Millichap Real Estate Investment Services of Chicago, Inc.

BROKER: _____ DATE: _____

NO REPRESENTATION IS MADE BY BROKER AS TO THE LEGAL OR TAX EFFECT OR VALIDITY OF ANY PROVISION OF THIS DOCUMENT. BROKER IS NOT QUALIFIED TO GIVE ADVICE ON LEGAL OR TAX MATTERS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT YOUR ATTORNEY OR TAX ADVISOR.

Marcus & Millichap

SHARKO | WEISENBECK | MENDOZA
GROUP

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